



DEVELOPMENTS OF REGIONAL IMPACT

Finding

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: November 30, 2007

The Northeast Georgia Regional Development Center (RDC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RDC reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and the impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

DRI ID Number: 1633
Name of Proposed Project: Sunrise Golf Village
Submitting Local Government: Madison County

Finding: After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RDC finds that the development is in the best interest of the Region and therefore the State.

Additional Comments:

The review produced the following concerns:

- The potential effect of stormwater runoff and the subsequent impact on water quality specifically due to the location of Brush Creek on the project site, which is a tributary to South Fork Broad River. The segment of South Fork Broad River from Brush Creek to Beaverdam Creek is on the state's 305(b)/303(d) list for Fecal Coliform violations.
- Although not a regional impact, the project's location along Colbert-Danielsville Road could exacerbate an already dangerous roadway.

Should the project be pursued, the following recommendations are made:

- The project should implement Best Management Practices for stormwater management controls as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) to minimize the potential adverse impacts on local and regional water quality.
- The developer should coordinate closely with Madison County and the Georgia Department of Transportation to implement all improvements discussed in the traffic study to address the potential traffic impacts.
- Every effort must be made to comply with all local, state, and federal environmental regulations throughout the development phase to ensure minimal impact on the surrounding areas.



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DRI Number:	DRI #1633 Sunrise Golf Village, Madison County
Name of commenting organization:	Oglethorpe County
Department:	Planning & Zoning
Address:	P.O. Box 403
Telephone:	706-743-8159
Email address:	jburtan@onlineoglethorpe.com
Date:	November 14, 2007

It appears the entrance from Charles Hart Rd. is 20 feet wide. Is this large enough for emergency vehicles?
Where is the location of the onsite wastewater treatment facility and necessary drain fields?



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DRI Number:	DRI #1633 Sunrise Golf Village, Madison County
Name of commenting organization:	Department of Natural Resources
Department:	Historic Preservation Division
Address:	34 Peachtree St., NW, Ste. 1600
Telephone:	404-651-6452
Email address:	melina.vasquez@dnr.state.ga.us
Date:	November 19, 2007

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Madison County, Georgia. Our comments are offered to assist the Northeast Georgia Regional Development Center in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in the development federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.

If we may be of further assistance, or for more information on compliance requirements for Section 106 or GEPA, please contact Michelle Volkema at (404) 651-6546.



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DRI Number:	DRI #1633 Sunrise Golf Village, Madison County
Name of commenting organization:	Athens-Clarke County Unified Government
Department:	Planning Department
Address:	120 W. Dougherty Street
Telephone:	706.613.3515
Email address:	leahstewart@co.clarke.ga.us
Date:	November 20, 2007

November 20, 2007

Mr. Moneyhun,

In general, the proposed residential development in the Madison County (Project ID DRI-1633), as proposed, would not have a measurable impact on Athens-Clarke County's transportation infrastructure, solid waste management services, natural or historic resources, or other community facilities or services.

Should you have any questions or comments regarding the enclosed materials, please contact Brad Griffin, Planning Director, or myself at (706) 613-3515.

Leah Graham Stewart
Long Range Planner



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DRI Number:	DRI #1633 Sunrise Golf Village, Madison County
Name of commenting organization:	Georgia Dept. of Transportation
Department:	Office of planning
Address:	2 capitol Avenue, Atlanta
Telephone:	(404)656-5560
Email address:	anietie.bassey@dot.state.ga.us
Date:	November 20, 2007

The proposed development will not have effects on the jurisdiction of the Georgia Department of Transportation. Please see the comments below and forward to the appropriate local, state and regional officials.

There is presently no GDOT project programmed within close proximity to the proposed site. Currently, the LOS for the County street (Colbert-Danielsville Road/ Charles Hart Road) close to the proposed site is "A" and with the additional 795 vehicle trips that would be generated each day by this development, the LOS decreases to "B".

Pedestrian and Bicycle Improvements

The Developer is encouraged to consult the Bicycle and Pedestrian Guide on the Georgia DOT web site at http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/ped_streetscape_guide/index.shtml. Where possible, the Developer should adhere to the Guidelines when designing the Project. Where recreation sites are provided within or near the Project, sidewalk and multi-use trail access can be a contributor to reducing auto trips, while improving recreation options and overall mobility from one side of the Project to the other.

In conclusion, we ask that the Developer coordinate with Madison County officials to see that the above coordination is addressed.



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DRI Number:	DRI #1633 Sunrise Golf Village, Madison County
Name of commenting organization:	GDOT
Department:	District 1 Traffic Operations
Address:	P.O. Box 1057 Gainesville, Ga. 30503
Telephone:	see attached
Email address:	brentcook@dot.state.ga.us
Date:	November 26, 2007

I did a review of the traffic study and site plan and don't see any comments to make. The development being age restricted results in a significant reduction in trips. I see very few impacts to the existing signalized intersection of SR 72 and 4th Street.

Brent E. Cook, P.E.
District Traffic Engineer
770 532-5563
770 532-5581 (Fax)